

**DIVISION of Facilities Management
and Property Services**

Ashlie Lancaster, Director
1200 Senate Street, Sixth Floor
Columbia, SC 29201
803.737-3880
803.737.0592 Fax

May 26, 2022

Dear Property Owner or Agent:

The State of South Carolina is seeking office/training/storage space in Berkeley County. Attached is a summary of specifications and lease criteria. You are invited to submit a proposal to lease property to the State which may meet the criteria. Please use the Proposal to Lease Space form (Form FMPS-202E).

All proposals must be received by the Department of Administration, Real Property Services on or before **4:00 PM, June 10, 2022.**

The agency and Real Property Services will determine which proposals best suit the agency's needs. After the deadline, we will review all proposals submitted. Should your proposal be of interest, you will be contacted to schedule a meeting and view the property.

All inquiries regarding this lease solicitation should be directed to Real Property Services via e-mail at rps@admin.sc.gov.

To be eligible to submit a proposal, a property owner or agent must have submitted to Real Property Services a receipt and acknowledgment of S.C. Code of Laws, 1976, as amended, §§1-11-55, 1-11-56, and 1-11-65 and S.C. Code of Regulations, §19-447.1000. If you have not done so and wish to respond with a proposal, you may download the applicable form from our website at: https://admin.sc.gov/real_property/forms.

Sincerely,

Real Property Services



**REQUEST FOR LEASE PROPOSAL FOR
THE DEPARTMENT OF PUBLIC SAFETY**

OFFICE/TRAINING/STORAGE SPACE IN BERKELEY COUNTY

No lease agreement with the State is final without the approval of designated authorities as governed by South Carolina law. Real Property Services reserves the right to negotiate lease terms with submitting parties until such final approval is granted. State law prohibits any party participating in this solicitation process from making direct contact with the agency seeking space until a final lease has been approved. All correspondence should be directed to Real Property Services.

Properties selected for site visits will be chosen based on a cost analysis of the submitted proposals, the responsiveness of the proposals to the stated requirements, and the space efficiency of proposed floor plans submitted; therefore, best proposals should be submitted initially.

LEASE CRITERIA – THE DEPARTMENT OF PUBLIC SAFETY

- Location: BERKELEY COUNTY, SOUTH CAROLINA, preferably in or near the City of Goose Creek near I-26.
- Expected occupancy date: **June 16, 2023**
- Total space needed is approximately **10,000-12,000** rentable square feet +/- depending on circulation and common area factor. Please include both rentable and usable square feet in proposal and include the common area factor (%).
- Ideal set up should include, but is not limited to:
 - 4 private offices for executive staff of approximately 180 square feet each
 - 15 private offices for professional staff of approximately 120 square feet each
 - Open floor area to accommodate 14 workstations/cubicles for professional staff of approximately 48 square feet each (cubicles to be provided by tenant)
 - Open floor area to accommodate 26 small workstations for professional staff of approximately 25 square feet each (cubicles to be provided by tenant)
 - Open floor area for main reception and waiting area of approximately 100 square feet to accommodate seating for 4-6 people at a time and securable from the remainder of the space
 - 1 beverage alcove with 6 linear feet of cabinet with U.C. refrigerator sink and microwave of approximately 24 square feet
 - 1 large kitchen/break room to accommodate seating for 8-10 people at a time of approximately 200 square feet
 - 4 print alcoves with 8 linear feet of upper and lower cabinets for supply storage and printer of approximately 40 square feet each
 - 1 copy/print/supply room for dedicated floor mounted printer and storage of approximately 120 square feet
 - 1 IT closet with wall mounted racks of approximately 40 square feet
 - 3 small open storage rooms of approximately 120 square feet each
 - 1 medium open storage room of approximately 180 square feet



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- 1 large conference room to accommodate 10-12 people of approximately 350 square feet
- Open area for 3 file cabinets of approximately 9 square feet each
- 1 interview room of approximately 100 square feet
- Day/Ops Room - officer workstations, briefing/planning point, lab stations, copier/printer; personnel surge space of approximately 300 square feet
- 2 evidence rooms - must be conditioned & exhaustible; with ability to support floor safes of approximately 100 square feet each
- Day/Ops Room - officer workstations, briefing/planning, copiers/printers & lockers; personnel surge space of approximately 500 square feet
- Dispatch/Emrg. Ops Room -- dispatch stations, personnel surge space, copiers, lockers of approximately 800 square feet
- Comm Closet - must be individually conditioned (via split system); contains backup servers of approximately 120 square feet
- Training Room - serves all divisions; serves as sleeping quarters in emergencies, of approximately 650 square feet
- Backup generator required for uninterruptible power for the entire suite. Generator must be owned by the landlord, and inspected/maintained by the landlord at least annually, or as prescribed by the generator manufacturer. Generator must remain in ready, operating condition at all times. Additionally, an annual load bank test is required for SCDPS to maintain CALEA compliance. Generator must be set to weekly self-test. Lessee must be provided with maintenance documents and weekly test results. Natural gas is preferred fuel, to be supplied by landlord.
- Must have access to site 24/7/365
- Exterior windows must be deep tinted and/or blinds installed
- Space must be ADA compliant. Landlord is responsible for all costs associated with ADA compliance.
- Cabling must be certified to CAT-6 standards, with all terminations by the Landlord. All internet connections, phone/data connections, electrical and other outlets to be provided by the Landlord throughout the space as specified by Agency.
- 50 parking spaces are desired, including 10 reserved spaces. State availability of reserved parking spaces. In addition to a parking spaces a secured parking bull pen is required
 - Bull pen will be a fenced, paved, and securable parking enclosure for 10-15 vehicles and/or trailers with standard maneuverability space. The fence shall be at least 8' high with a locking gate (s) for vehicles to pass through. (provided by landlord)
- Parking lot must be paved and lighted.
- Term: Please provide proposed rates for 3, 5 and 7-year terms.
- Proposals that require reimbursement of tenant improvement costs upon an early termination are not preferred and may be eliminated from consideration.
- Proposals should be for a GROSS lease to include all operating expenses, including utilities, janitorial services and supplies, grounds maintenance, repairs, taxes, insurance, general building maintenance, building equipment maintenance, electrical systems maintenance, HVAC maintenance, plumbing maintenance and any other service necessary to maintain and operate all building and site improvements. Janitorial services shall be performed using SC Department of Health and Environmental Control guidelines and approved US Environmental



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Protection Agency registered antimicrobial products for the protection of tenant and visitors (to the extent possible) against the virus referred to as COVID-19.

- Proposals that require the pass-through of any increases in operating expenses above the amount included in the rent rate are not preferred and may be eliminated from consideration.

MINIMUM STATE REQUIREMENTS

- **Standard State lease must be used – a copy is available on our website at: https://admin.sc.gov/real_property/forms or can be provided upon request.**
- Property must be barrier free, hazard free and smoke free.
- Property must meet zoning requirements for proposed use.
- Economical and efficient space utilization.

PROPOSAL DUE DATE AND REMITTANCE INSTRUCTIONS:

- Proposals must be received by the Real Property Services by **4:00 PM, JUNE 10, 2022.**
- All proposals must be in writing and may be submitted by e-mail. (It is agent's responsibility to ensure receipt).
- Proposals should specify floor usable and rentable square feet (if applicable) and must be calculated according to the ANSI/BOMA-Z65.1-1996 standard.
- Please attach a proposed floor plan.

CONTACT INFORMATION

All information and questions should be directed to Real Property Services – no direct contact can be made with the South Carolina Department of Public Safety. Direct contact can be cause for automatic disqualification.

RETURN PROPOSALS AND DIRECT ALL QUESTIONS TO:

DEPARTMENT OF ADMINISTRATION
REAL PROPERTY SERVICES
1200 SENATE STREET, 6TH FLOOR
COLUMBIA, SC 29201
PHONE: 803-737-0644 or 803-737-1617
EMAIL: rps@admin.sc.gov
FAX: 803-737-0051



LEASE SOLICITATION FORM

(This form is for property owners and leasing brokers who wish to lease real property to state agencies.)

RECEIPT AND ACKNOWLEDGEMENT OF LEASING STATUTES 1-11-55, 1-11-56, 1-11-65 AND REGULATION 19-447.1000

I have read the contents of S.C. Code of Laws §§ 1-11-55, 1-11-56 and 1-11-65, and Regulation §19-447.1000 in their entirety. I agree to comply with the foregoing statutes and regulations and agree that any lease arrangement entered into with a South Carolina state agency will be in accordance with such statutes and regulations.

Also, I understand that the Department of Administration, Real Property Services is the single central broker for leasing for state agencies, and all negotiations are to be conducted through this office. I further understand that direct contact or negotiation with an agency without the written permission of Real Property Services will be cause for my disqualification for participation in an agency's procurement process or solicitation. This prohibits obtaining information from an agency about its property needs or any other information about its specific property needs, including but not limited to physical data and lease terms and conditions. This restriction does not apply to dissemination of information which is public knowledge, such as a printed brochure or published rates.

I understand that leases (including rates and annual rent amounts), unless specifically exempted, are subject to and conditioned upon the approval of Real Property Services and shall be of no force or effect unless the consent of such office is obtained.

Dated this ____ day of _____, 20____.

WITNESS

Signature of Owner or Agent

Typed or Printed Name

EMAIL LIST

You will receive all solicitations by email only

Name of Company: _____

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Mobile: _____ Fax: _____

Email Address: _____

Please return completed form by mail, fax or email to: The South Carolina Department of Administration, Real Property Services, 1200 Senate Street, 6th Floor, Columbia, SC 29201,
E-mail: rps@admin.sc.gov.

